HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

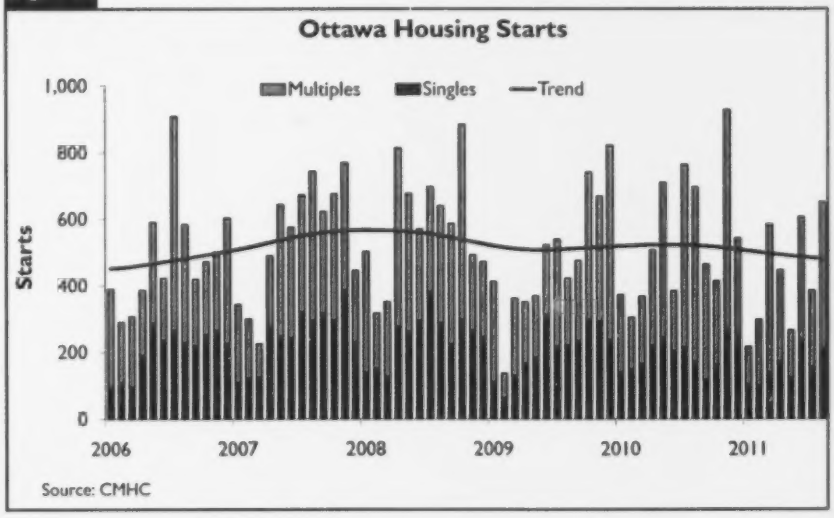
Date Released: September 2011

New Home Market

According to the latest preliminary data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 650 units in August, the strongest showing so far this year. Nevertheless, the year-to-date pace of starts is still down almost 16 per cent compared to the same period a year ago.

Although all low-density (single-detached, semi-detached and townhomes) housing was strong in August, semis and rows are challenging the traditional market dominance of single-family homes that has prevailed for most of the past two decades. The combination of demographic trends and increasing housing prices is placing affordability as one of the top considerations among homebuyers.

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

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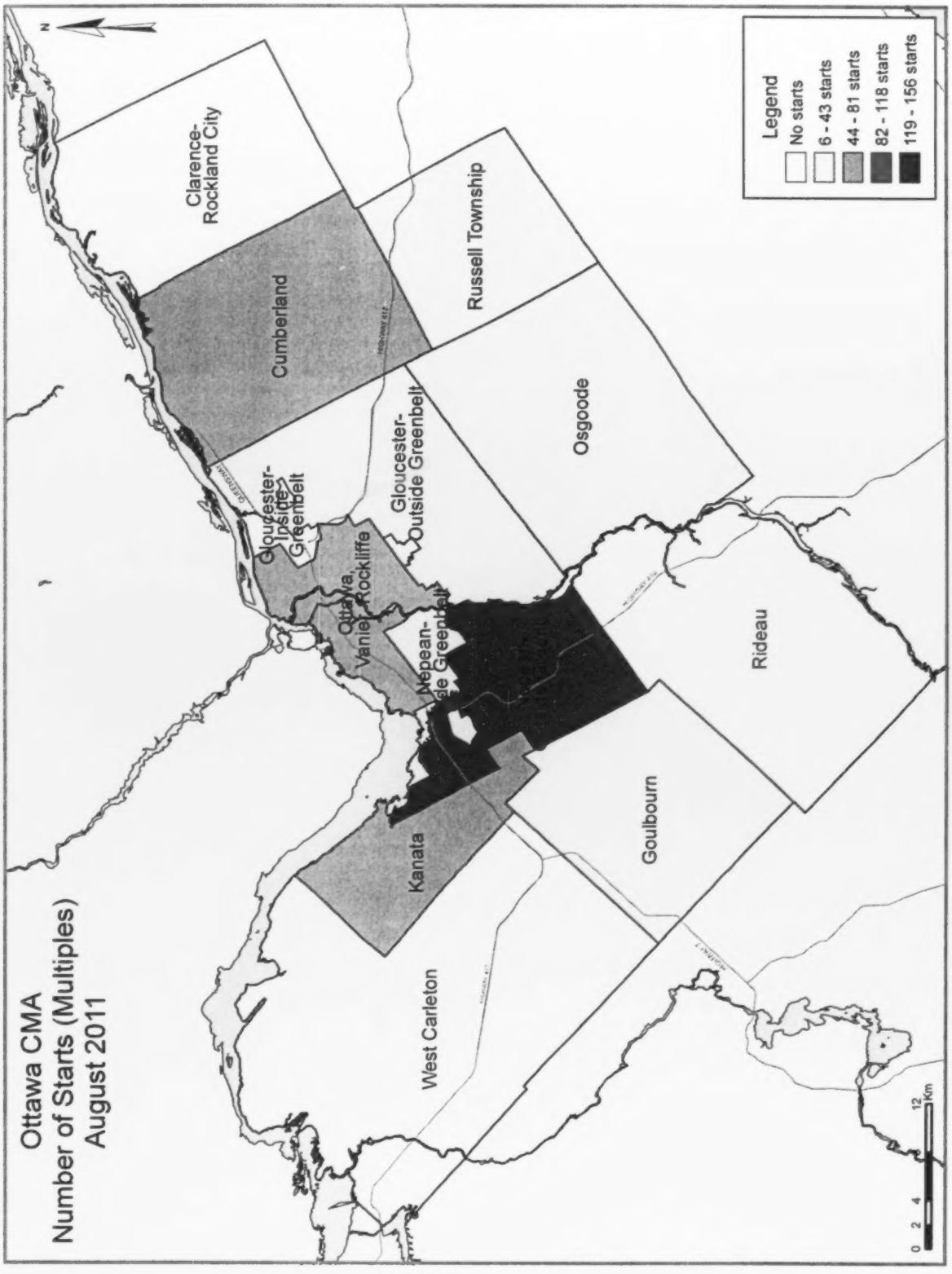
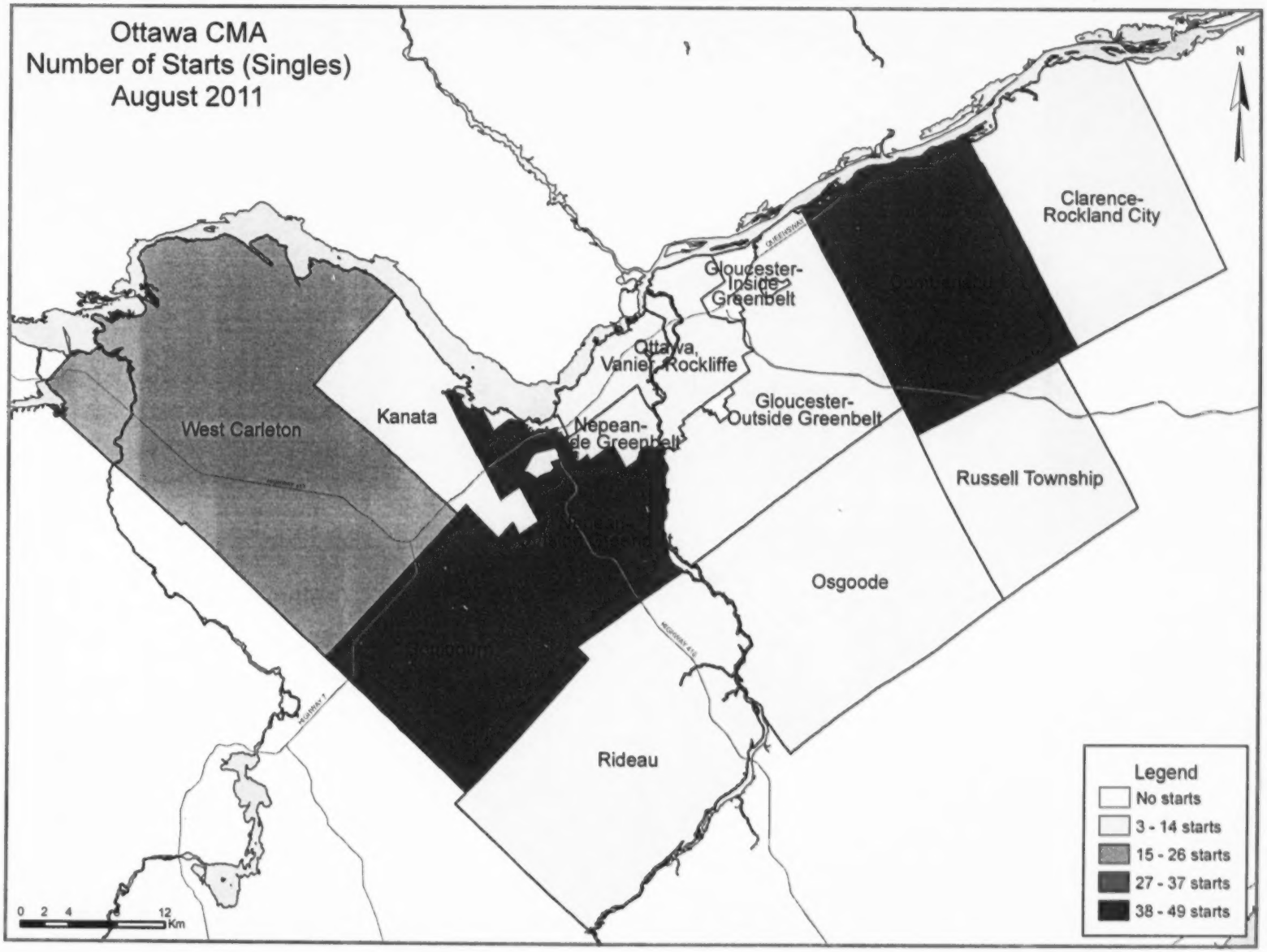
For its part the new condominium apartment segment posted its second-best result of the year but, nevertheless, fell short by a wide margin of the near record high number of starts last August. Condominium apartment demand and building intentions remain healthy, and this likely heralds another strong finish of the year.

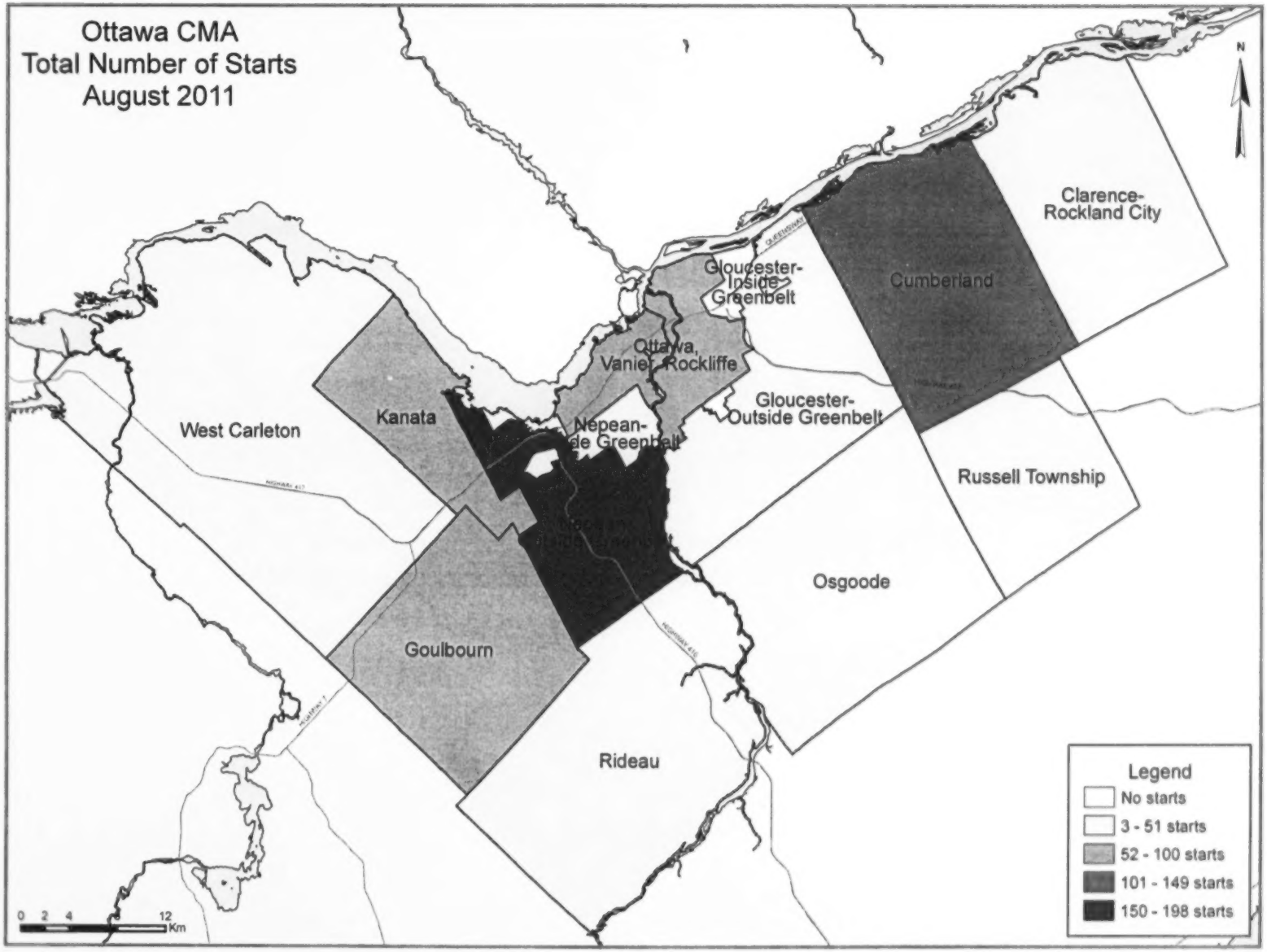
Over half of all residential construction in Ottawa took place in Nepean -outside of the Greenbelt- and in Cumberland, both adding a similar mix of single-detached homes and townhomes. Nepean, in addition, saw builders braking ground for 116 new condominium apartment units.

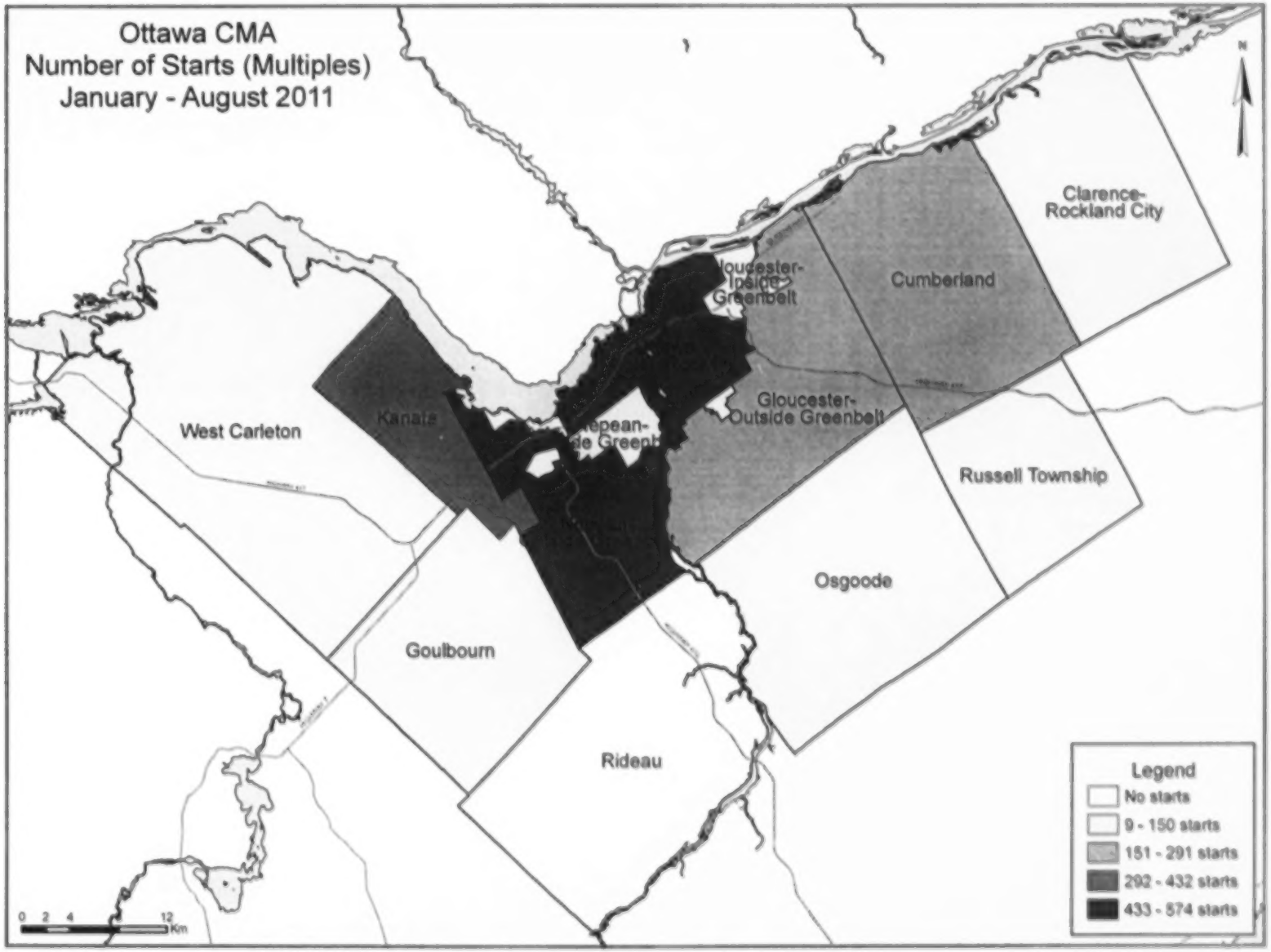
The trend of activity for single family homes out farther from the city core continued this month. Seven out of ten townhomes were started in Nepean, Kanata and Cumberland, while most semi-detached starts were concentrated in Nepean and in the Old City of Ottawa.

A relative lower number of apartment construction has finally dragged Ottawa's city core to fall behind last year's pace, which means that now all neighbourhoods are showing softer activity compared to a year ago. Among all areas, construction activity remained the slowest in Kanata, Goulbourn and the outlying areas of West Carleton, Clarence-Rockland and Russell. On the other hand, the major areas where activity has so far moderated the least were Nepean and Cumberland, which were dragged mainly by townhome construction.

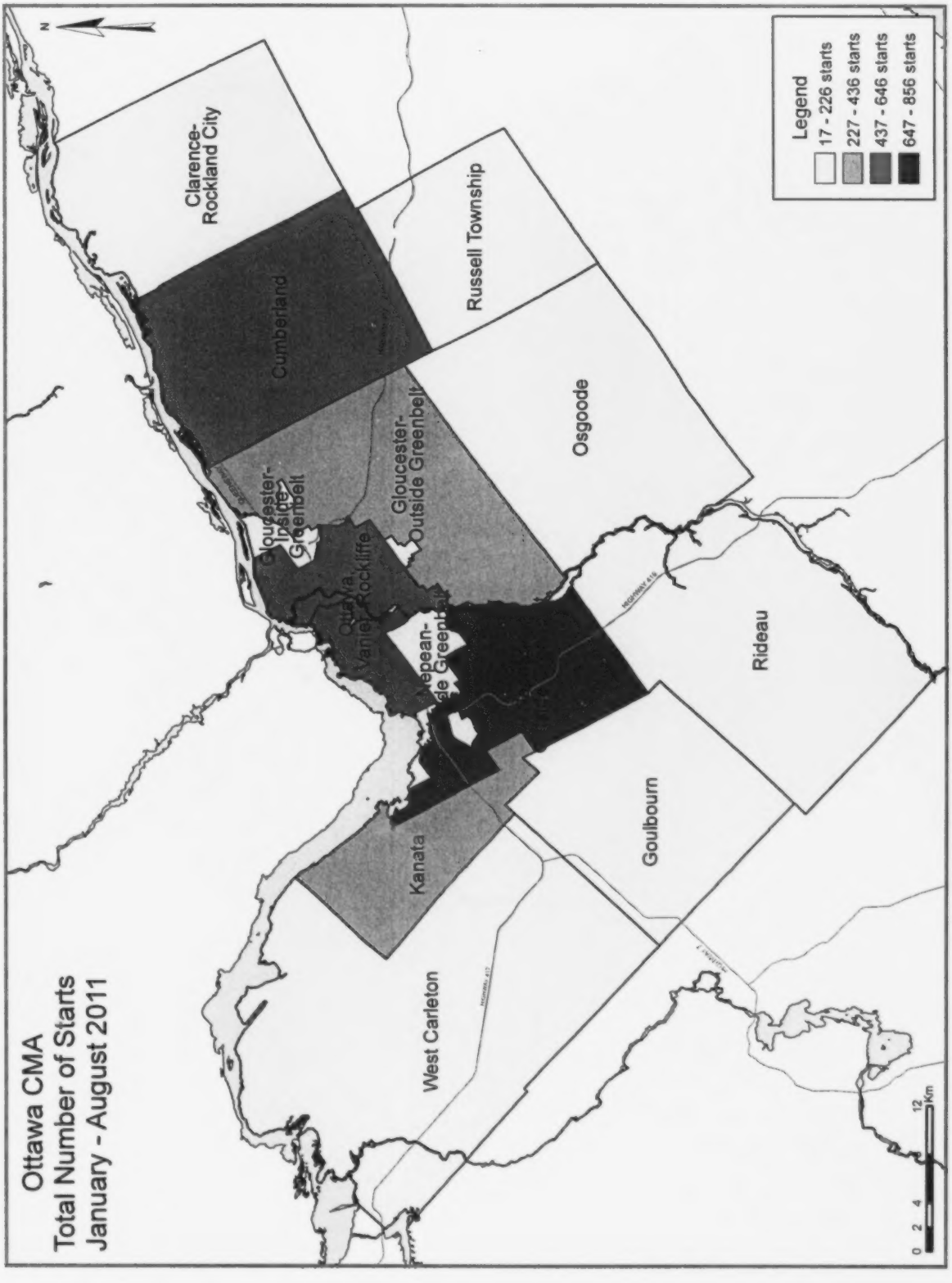

Ottawa CMA
Number of Starts (Multiples)
August 2011
Legend
No starts
6 - 43 starts
44 - 81 starts
82 - 118 starts
119 - 156 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
August 2011
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean-
de Greenbelt
Russell Township
Osgoode
Rideau
Legend
No starts
3 - 14 starts
15 - 26 starts
27 - 37 starts
38 - 49 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
August 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
3 - 51 starts
52 - 100 starts
101 - 149 starts
150 - 198 starts


Ottawa CMA
Number of Starts (Multiples)
January - August 2011
N
Clarence-Rockland City
Cumberland
Gloucester-Outside Greenbelt
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
0 2 4 12 Km
Legend
No starts
9 - 150 starts
151 - 291 starts
292 - 432 starts
433 - 574 starts

Ottawa CMA
Number of Starts (Singles)
January - August 2011
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Nepean-
ge Greenbelt
West Carleton
Kanata
Russell Township
Osgoode
Goulbourn
Rideau
Legend
6 - 75 starts
76 - 144 starts
145 - 213 starts
214 - 282 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
January - August 2011
Legend
17 - 226 starts
227 - 436 starts
437 - 646 starts
647 - 856 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2011	215	40	208	0	0	187	0	0	650
August 2010	172	16	158	0	0	305	0	44	695
% Change	25.0	150.0	31.6	n/a	n/a	-38.7	n/a	-100.0	-6.5
Year-to-date 2011	1,245	236	1,182	0	0	701	1	79	3,449
Year-to-date 2010	1,506	222	1,333	0	16	947	9	66	4,099
% Change	-17.3	6.3	-11.3	n/a	-100.0	-26.0	-88.9	19.7	-15.9
UNDER CONSTRUCTION									
August 2011	1,007	192	1,252	0	0	1,595	8	360	4,414
August 2010	1,240	190	1,532	0	16	2,151	0	237	5,366
% Change	-18.8	1.1	-18.3	n/a	-100.0	-25.8	n/a	51.9	-17.7
COMPLETIONS									
August 2011	148	38	155	0	0	106	1	0	448
August 2010	219	30	274	0	0	87	0	0	610
% Change	-32.4	26.7	-43.4	n/a	n/a	21.8	n/a	n/a	-26.6
Year-to-date 2011	1,409	234	1,321	0	19	1,061	6	77	4,127
Year-to-date 2010	1,886	238	1,303	0	18	709	45	26	4,225
% Change	-25.3	-1.7	1.4	n/a	5.6	49.6	-86.7	196.2	-2.3
COMPLETED & NOT ABSORBED									
August 2011	43	25	97	0	2	143	4	58	372
August 2010	15	6	104	0	1	130	1	62	319
% Change	186.7	**	-6.7	n/a	100.0	10.0	**	-6.5	16.6
ABSORBED									
August 2011	149	45	137	0	0	99	1	0	431
August 2010	219	30	288	0	0	85	0	0	622
% Change	-32.0	50.0	-52.4	n/a	n/a	16.5	n/a	n/a	-30.7
Year-to-date 2011	1,397	233	1,313	0	26	1,047	3	59	4,078
Year-to-date 2010	1,891	246	1,304	0	18	727	30	47	4,263
% Change	-26.1	-5.3	0.7	n/a	44.4	44.0	-90.0	25.5	-4.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
August 2011	195	34	208	0	0	187	0	0	624
August 2010	137	12	158	0	0	305	0	0	612
Ottawa, Vanier, Rockcliffe									
August 2011	7	14	21	0	0	39	0	0	81
August 2010	12	4	8	0	0	263	0	0	287
Nepean inside greenbelt									
August 2011	6	0	27	0	0	0	0	0	33
August 2010	7	0	0	0	0	0	0	0	7
Nepean outside greenbelt									
August 2011	42	10	30	0	0	116	0	0	198
August 2010	25	0	50	0	0	12	0	0	87
Gloucester inside greenbelt									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2011	4	4	21	0	0	0	0	0	29
August 2010	11	4	14	0	0	0	0	0	29
Kanata									
August 2011	14	4	49	0	0	0	0	0	67
August 2010	22	4	53	0	0	30	0	0	109
Cumberland									
August 2011	49	2	41	0	0	24	0	0	116
August 2010	4	0	27	0	0	0	0	0	31
Goulbourn									
August 2011	40	0	6	0	0	8	0	0	54
August 2010	23	0	6	0	0	0	0	0	29
West Carleton									
August 2011	23	0	0	0	0	0	0	0	23
August 2010	14	0	0	0	0	0	0	0	14
Rideau									
August 2011	3	0	0	0	0	0	0	0	3
August 2010	6	0	0	0	0	0	0	0	6
Osgoode									
August 2011	7	0	13	0	0	0	0	0	20
August 2010	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
August 2011	13	0	0	0	0	0	0	0	13
August 2010	32	0	0	0	0	0	0	44	76
Russell Township									
August 2011	7	6	0	0	0	0	0	0	13
August 2010	3	4	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
August 2011	215	40	208	0	0	187	0	0	650
August 2010	172	16	158	0	0	305	0	44	695

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
August 2011	895	178	1,240	0	0	1,585	5	306	4,209
August 2010	1,089	186	1,524	0	16	2,139	0	189	5,143
Ottawa, Vanier, Rockcliffe									
August 2011	61	56	54	0	0	1,067	0	91	1,329
August 2010	67	44	32	0	0	1,381	0	189	1,713
Nepean inside greenbelt									
August 2011	11	0	80	0	0	24	0	69	184
August 2010	11	0	36	0	0	57	0	0	104
Nepean outside greenbelt									
August 2011	235	54	323	0	0	350	0	0	962
August 2010	263	38	411	0	0	304	0	0	1,016
Gloucester inside greenbelt									
August 2011	6	0	17	0	0	0	5	0	28
August 2010	17	4	13	0	0	0	0	0	34
Gloucester outside greenbelt									
August 2011	62	32	125	0	0	66	0	0	285
August 2010	158	46	157	0	0	60	0	0	421
Kanata									
August 2011	83	18	327	0	0	26	0	146	600
August 2010	112	26	356	0	0	64	0	0	558
Cumberland									
August 2011	189	16	143	0	0	24	0	0	372
August 2010	106	4	347	0	16	249	0	0	722
Goulbourn									
August 2011	113	0	96	0	0	28	0	0	237
August 2010	154	24	137	0	0	24	0	0	339
West Carleton									
August 2011	69	2	17	0	0	0	0	0	88
August 2010	76	0	35	0	0	0	0	0	111
Rideau									
August 2011	24	0	0	0	0	0	0	0	24
August 2010	23	0	0	0	0	0	0	0	23
Osgoode									
August 2011	42	0	58	0	0	0	0	0	100
August 2010	102	0	0	0	0	0	0	0	102
Clarence-Rockland City									
August 2011	95	6	12	0	0	10	3	50	176
August 2010	124	0	8	0	0	12	0	44	188
Russell Township									
August 2011	17	8	0	0	0	0	0	4	29
August 2010	27	4	0	0	0	0	0	4	35
Ottawa-Gatineau CMA (Ontario portion)									
August 2011	1,007	192	1,252	0	0	1,595	8	360	4,414
August 2010	1,240	190	1,532	0	16	2,151	0	237	5,366

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
August 2011	135	38	151	0	0	106	1	0	431
August 2010	194	26	274	0	0	87	0	0	581
Ottawa, Vanier, Rockcliffe									
August 2011	12	18	0	0	0	26	1	0	57
August 2010	14	6	39	0	0	63	0	0	122
Nepean inside greenbelt									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
August 2011	23	12	36	0	0	0	0	0	71
August 2010	40	6	86	0	0	24	0	0	156
Gloucester inside greenbelt									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2011	22	8	64	0	0	0	0	0	94
August 2010	26	14	14	0	0	0	0	0	54
Kanata									
August 2011	20	0	6	0	0	0	0	0	26
August 2010	32	0	40	0	0	0	0	0	72
Cumberland									
August 2011	37	0	45	0	0	80	0	0	162
August 2010	57	0	14	0	0	0	0	0	71
Goulbourn									
August 2011	7	0	0	0	0	0	0	0	7
August 2010	9	0	16	0	0	0	0	0	25
West Carleton									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	4	0	65	0	0	0	0	0	69
Rideau									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	3	0	0	0	0	0	0	0	3
Osgoode									
August 2011	9	0	0	0	0	0	0	0	9
August 2010	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
August 2011	11	0	4	0	0	0	0	0	15
August 2010	15	0	0	0	0	0	0	0	15
Russell Township									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	10	4	0	0	0	0	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
August 2011	148	38	155	0	0	106	1	0	448
August 2010	219	30	274	0	0	87	0	0	610

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
August 2011	36	25	93	0	2	129	4	58	347
August 2010	14	6	104	0	1	118	1	62	306
Ottawa, Vanier, Rockcliffe									
August 2011	9	5	4	0	1	94	0	0	113
August 2010	0	3	5	0	0	91	0	0	99
Nepean inside greenbelt									
August 2011	0	3	0	0	0	0	0	4	7
August 2010	0	0	0	0	0	0	0	4	4
Nepean outside greenbelt									
August 2011	3	4	9	0	1	19	1	0	37
August 2010	2	1	22	0	1	17	1	0	44
Gloucester inside greenbelt									
August 2011	0	0	2	0	0	3	3	0	8
August 2010	1	0	1	0	0	5	0	0	7
Gloucester outside greenbelt									
August 2011	6	7	30	0	0	1	0	0	44
August 2010	6	1	16	0	0	5	0	0	28
Kanata									
August 2011	2	4	12	0	0	2	0	54	74
August 2010	2	0	22	0	0	0	0	58	82
Cumberland									
August 2011	11	1	27	0	0	7	0	0	46
August 2010	2	0	16	0	0	0	0	0	18
Goulbourn									
August 2011	2	1	8	0	0	3	0	0	14
August 2010	0	1	14	0	0	0	0	0	15
West Carleton									
August 2011	2	0	1	0	0	0	0	0	3
August 2010	0	0	8	0	0	0	0	0	8
Rideau									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Osgoode									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
August 2011	6	0	4	0	0	12	0	0	22
August 2010	0	0	0	0	0	12	0	0	12
Russell Township									
August 2011	1	0	0	0	0	2	0	0	3
August 2010	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
August 2011	43	25	97	0	2	143	4	58	372
August 2010	15	6	104	0	1	130	1	62	319

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
August 2011	139	45	133	0	0	99	1	0	417
August 2010	194	26	288	0	0	85	0	0	593
Ottawa, Vanier, Rockcliffe									
August 2011	14	22	0	0	0	19	1	0	56
August 2010	14	6	53	0	0	60	0	0	133
Nepean inside greenbelt									
August 2011	1	1	0	0	0	0	0	0	2
August 2010	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
August 2011	25	13	34	0	0	0	0	0	72
August 2010	40	6	84	0	0	25	0	0	155
Gloucester inside greenbelt									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2011	22	8	53	0	0	0	0	0	83
August 2010	27	14	20	0	0	0	0	0	61
Kanata									
August 2011	20	1	16	0	0	2	0	0	39
August 2010	31	0	42	0	0	0	0	0	73
Cumberland									
August 2011	37	0	29	0	0	77	0	0	143
August 2010	57	0	15	0	0	0	0	0	72
Goulbourn									
August 2011	7	0	1	0	0	1	0	0	9
August 2010	9	0	14	0	0	0	0	0	23
West Carleton									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	4	0	59	0	0	0	0	0	63
Rideau									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	3	0	0	0	0	0	0	0	3
Osgoode									
August 2011	9	0	0	0	0	0	0	0	9
August 2010	8	0	1	0	0	0	0	0	9
Clarence-Rockland City									
August 2011	8	0	4	0	0	0	0	0	12
August 2010	15	0	0	0	0	0	0	0	15
Russell Township									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	10	4	0	0	0	0	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
August 2011	149	45	137	0	0	99	1	0	431
August 2010	219	30	288	0	0	85	0	0	622

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Ottawa City	195	137	34	12	208	158	187	305	624	612	2.0
Ottawa, Vanier, Rockcliffe	7	12	14	4	21	8	39	263	81	287	-71.8
Nepean inside greenbelt	6	7	0	0	27	0	0	0	33	7	**
Nepean outside greenbelt	42	25	10	0	30	50	116	12	198	87	127.6
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	4	11	4	4	21	14	0	0	29	29	0.0
Kanata	14	22	4	4	49	53	0	30	67	109	-38.5
Cumberland	49	4	2	0	41	27	24	0	116	31	**
Goulbourn	40	23	0	0	6	6	8	0	54	29	86.2
West Carleton	23	14	0	0	0	0	0	0	23	14	64.3
Rideau	3	6	0	0	0	0	0	0	3	6	-50.0
Osgoode	7	13	0	0	13	0	0	0	20	13	53.8
Clarence-Rockland City	13	32	0	0	0	0	0	44	13	76	-82.9
Russell Township	7	3	6	4	0	0	0	0	13	7	85.7
Ottawa-Gatineau CMA (Ontario Portion)	215	172	40	16	208	158	187	349	650	695	-6.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	1,133	1,324	225	218	1,176	1,315	751	970	3,285	3,827	-14.2
Ottawa, Vanier, Rockcliffe	59	65	67	54	54	35	434	544	614	698	-12.0
Nepean inside greenbelt	11	12	0	0	52	24	8	12	71	48	47.9
Nepean outside greenbelt	282	275	62	38	279	376	233	240	856	929	-7.9
Gloucester inside greenbelt	6	11	0	6	11	10	0	0	17	27	-37.0
Gloucester outside greenbelt	152	192	60	66	173	143	12	46	397	447	-11.2
Kanata	104	158	18	26	277	321	0	64	399	569	-29.9
Cumberland	237	208	16	4	189	279	48	40	490	531	-7.7
Goulbourn	129	171	0	24	76	92	16	24	221	311	-28.9
West Carleton	77	85	2	0	7	35	0	0	86	120	-28.3
Rideau	29	27	0	0	0	0	0	0	29	27	7.4
Osgoode	47	120	0	0	58	0	0	0	105	120	-12.5
Clarence-Rockland City	91	142	2	0	8	22	26	56	127	220	-42.3
Russell Township	21	40	10	4	0	4	6	4	37	52	-28.8
Ottawa-Gatineau CMA (Ontario Portion)	1,245	1,506	237	222	1,184	1,341	783	1,030	3,449	4,099	-15.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Ottawa City	208	158	0	0	187	305	0	0
Ottawa, Vanier, Rockcliffe	21	8	0	0	39	263	0	0
Nepean inside greenbelt	27	0	0	0	0	0	0	0
Nepean outside greenbelt	30	50	0	0	116	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	21	14	0	0	0	0	0	0
Kanata	49	53	0	0	0	30	0	0
Cumberland	41	27	0	0	24	0	0	0
Goulbourn	6	6	0	0	8	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	13	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	44
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	208	158	0	0	187	305	0	44

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,171	1,310	0	5	678	952	73	18
Ottawa, Vanier, Rockcliffe	54	30	0	5	361	526	73	18
Nepean inside greenbelt	52	24	0	0	8	12	0	0
Nepean outside greenbelt	279	376	0	0	233	240	0	0
Gloucester inside greenbelt	11	10	0	0	0	0	0	0
Gloucester outside greenbelt	173	143	0	0	12	46	0	0
Kanata	272	321	0	0	0	64	0	0
Cumberland	189	279	0	0	48	40	0	0
Goulbourn	76	92	0	0	16	24	0	0
West Carleton	7	35	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	58	0	0	0	0	0	0	0
Clarence-Rockland City	8	22	0	0	20	12	6	44
Russell Township	0	0	0	4	6	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	1,179	1,332	0	9	704	964	79	66

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Ottawa City	437	307	187	305	0	0	624	612
Ottawa, Vanier, Rockcliffe	42	24	39	263	0	0	81	287
Nepean inside greenbelt	33	7	0	0	0	0	33	7
Nepean outside greenbelt	82	75	116	12	0	0	198	87
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	29	29	0	0	0	0	29	29
Kanata	67	79	0	30	0	0	67	109
Cumberland	92	31	24	0	0	0	116	31
Goulbourn	46	29	8	0	0	0	54	29
West Carleton	23	14	0	0	0	0	23	14
Rideau	3	6	0	0	0	0	3	6
Osgoode	20	13	0	0	0	0	20	13
Clarence-Rockland City	13	32	0	0	0	44	13	76
Russell Township	13	7	0	0	0	0	13	7
Ottawa-Gatineau CMA (Ontario Portion)	463	346	187	305	0	44	650	695

Table 2.5: Starts by Submarket and by Intended Market
January - August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	2,531	2,853	675	951	74	23	3,285	3,827
Ottawa, Vanier, Rockcliffe	182	154	358	521	74	23	614	698
Nepean inside greenbelt	63	36	8	12	0	0	71	48
Nepean outside greenbelt	623	689	233	240	0	0	856	929
Gloucester inside greenbelt	17	27	0	0	0	0	17	27
Gloucester outside greenbelt	385	413	12	34	0	0	397	447
Kanata	394	505	0	64	0	0	399	569
Cumberland	442	475	48	56	0	0	490	531
Goulbourn	205	287	16	24	0	0	221	311
West Carleton	86	120	0	0	0	0	86	120
Rideau	29	27	0	0	0	0	29	27
Osgoode	105	120	0	0	0	0	105	120
Clarence-Rockland City	101	164	20	12	6	44	127	220
Russell Township	31	44	6	0	0	8	37	52
Ottawa-Gatineau CMA (Ontario Portion)	2,663	3,061	701	963	80	75	3,449	4,099

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Ottawa City	135	194	39	26	151	271	106	90	431	581	-25.8
Ottawa, Vanier, Rockcliffe	12	14	19	6	0	36	26	66	57	122	-53.3
Nepean inside greenbelt	1	1	0	0	0	0	0	0	1	1	0.0
Nepean outside greenbelt	23	40	12	6	36	86	0	24	71	156	-54.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	22	26	8	14	64	14	0	0	94	54	74.1
Kanata	20	32	0	0	6	40	0	0	26	72	-63.9
Cumberland	37	57	0	0	45	14	80	0	162	71	128.2
Goulbourn	7	9	0	0	0	16	0	0	7	25	-72.0
West Carleton	2	4	0	0	0	65	0	0	2	69	-97.1
Rideau	2	3	0	0	0	0	0	0	2	3	-33.3
Osgoode	9	8	0	0	0	0	0	0	9	8	12.5
Clarence-Rockland City	11	15	0	0	4	0	0	0	15	15	0.0
Russell Township	2	10	0	4	0	0	0	0	2	14	-85.7
Ottawa-Gatineau CMA (Ontario Portion)	148	219	39	30	155	271	106	90	448	610	-26.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	1,285	1,736	229	240	1,329	1,314	1,109	704	3,952	3,994	-1.1
Ottawa, Vanier, Rockcliffe	67	93	73	80	46	154	678	491	864	818	5.6
Nepean inside greenbelt	17	9	10	2	0	0	0	0	27	11	145.5
Nepean outside greenbelt	297	445	64	20	331	364	148	89	840	918	-8.5
Gloucester inside greenbelt	16	10	2	12	11	14	0	0	29	36	-19.4
Gloucester outside greenbelt	191	220	46	56	237	128	48	68	522	472	10.6
Kanata	159	242	8	40	360	361	30	0	557	643	-13.4
Cumberland	176	315	8	8	252	124	193	56	629	503	25.0
Goulbourn	169	175	16	16	92	83	12	0	289	274	5.5
West Carleton	76	113	0	2	0	82	0	0	76	197	-61.4
Rideau	27	30	0	0	0	0	0	0	27	30	-10.0
Osgoode	90	84	2	4	0	4	0	0	92	92	0.0
Clarence-Rockland City	106	117	4	4	14	29	20	34	144	184	-21.7
Russell Township	18	33	4	6	0	8	9	0	31	47	-34.0
Ottawa-Gatineau CMA (Ontario Portion)	1,409	1,886	237	250	1,343	1,351	1,138	738	4,127	4,225	-2.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Ottawa City	151	271	0	0	106	90	0	0
Ottawa, Vanier, Rockcliffe	0	36	0	0	26	66	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	36	86	0	0	0	24	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	64	14	0	0	0	0	0	0
Kanata	6	40	0	0	0	0	0	0
Cumberland	45	14	0	0	80	0	0	0
Goulbourn	0	16	0	0	0	0	0	0
West Carleton	0	65	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	155	271	0	0	106	90	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,326	1,289	3	25	1,032	678	77	26
Ottawa, Vanier, Rockcliffe	46	145	0	9	601	465	77	26
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	331	364	0	0	148	89	0	0
Gloucester inside greenbelt	8	14	3	0	0	0	0	0
Gloucester outside greenbelt	237	128	0	0	48	68	0	0
Kanata	360	361	0	0	30	0	0	0
Cumberland	252	108	0	16	193	56	0	0
Goulbourn	92	83	0	0	12	0	0	0
West Carleton	0	82	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	14	29	0	0	20	34	0	0
Russell Township	0	0	0	8	9	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,340	1,318	3	33	1,061	712	77	26

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Ottawa City	324	494	106	87	1	0	431	581
Ottawa, Vanier, Rockcliffe	30	59	26	63	1	0	57	122
Nepean inside greenbelt	1	1	0	0	0	0	1	1
Nepean outside greenbelt	71	132	0	24	0	0	71	156
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	94	54	0	0	0	0	94	54
Kanata	26	72	0	0	0	0	26	72
Cumberland	82	71	80	0	0	0	162	71
Goulbourn	7	25	0	0	0	0	7	25
West Carleton	2	69	0	0	0	0	2	69
Rideau	2	3	0	0	0	0	2	3
Osgoode	9	8	0	0	0	0	9	8
Clarence-Rockland City	15	15	0	0	0	0	15	15
Russell Township	2	14	0	0	0	0	2	14
Ottawa-Gatineau CMA (Ontario Portion)	341	523	106	87	1	0	448	610

Table 3.5: Completions by Submarket and by Intended Market
January - August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	2,818	3,240	1,051	693	83	61	3,952	3,994
Ottawa, Vanier, Rockcliffe	172	315	612	462	80	41	864	818
Nepean inside greenbelt	27	11	0	0	0	0	27	11
Nepean outside greenbelt	692	829	148	89	0	0	840	918
Gloucester inside greenbelt	26	36	0	0	3	0	29	36
Gloucester outside greenbelt	474	384	48	86	0	2	522	472
Kanata	527	643	30	0	0	0	557	643
Cumberland	428	431	201	56	0	16	629	503
Goulbourn	277	274	12	0	0	0	289	274
West Carleton	76	195	0	0	0	2	76	197
Rideau	27	30	0	0	0	0	27	30
Osgoode	92	92	0	0	0	0	92	92
Clarence-Rockland City	124	148	20	34	0	2	144	184
Russell Township	22	39	9	0	0	8	31	47
Ottawa-Gatineau CMA (Ontario Portion)	2,964	3,427	1,080	727	83	71	4,127	4,225

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
August 2011	0	0.0	8	6.5	29	23.4	40	32.3	47	37.9	124	454,400	518,263
August 2010	0	0.0	50	29.4	36	21.2	55	32.4	29	17.1	170	421,400	436,971
Year-to-date 2011	2	0.2	92	8.8	211	20.2	411	39.4	326	31.3	1,042	464,900	490,358
Year-to-date 2010	72	5.0	353	24.3	328	22.6	411	28.3	286	19.7	1,450	420,990	434,000
Ottawa, Vanier, Rockcliffe													
August 2011	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	743,450	735,258
August 2010	0	0.0	0	0.0	0	0.0	7	70.0	3	30.0	10	498,900	508,810
Year-to-date 2011	1	2.1	2	4.2	0	0.0	8	16.7	37	77.1	48	690,700	684,650
Year-to-date 2010	0	0.0	2	5.0	0	0.0	12	30.0	26	65.0	40	607,450	599,905
Nepean inside greenbelt													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Nepean outside greenbelt													
August 2011	0	0.0	5	20.0	6	24.0	6	24.0	8	32.0	25	441,990	466,060
August 2010	0	0.0	13	32.5	9	22.5	12	30.0	6	15.0	40	414,390	431,024
Year-to-date 2011	0	0.0	51	17.6	63	21.7	111	38.3	65	22.4	290	461,990	456,995
Year-to-date 2010	27	6.2	119	27.2	87	19.9	134	30.6	71	16.2	438	415,400	418,379
Gloucester inside greenbelt													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Gloucester outside greenbelt													
August 2011	0	0.0	0	0.0	0	0.0	4	19.0	17	81.0	21	579,900	599,876
August 2010	0	0.0	0	0.0	4	14.8	16	59.3	7	25.9	27	445,900	469,456
Year-to-date 2011	0	0.0	12	6.8	27	15.3	79	44.6	59	33.3	177	466,900	488,233
Year-to-date 2010	1	0.5	14	6.8	58	28.3	78	38.0	54	26.3	205	454,900	461,646
Kanata													
August 2011	0	0.0	1	5.3	1	5.3	11	57.9	6	31.6	19	464,900	489,495
August 2010	0	0.0	9	30.0	9	30.0	8	26.7	4	13.3	30	400,950	418,940
Year-to-date 2011	0	0.0	4	2.6	29	18.8	50	32.5	71	46.1	154	480,900	505,379
Year-to-date 2010	10	4.4	77	33.9	41	18.1	55	24.2	44	19.4	227	399,928	430,356
Cumberland													
August 2011	0	0.0	2	5.4	19	51.4	16	43.2	0	0.0	37	424,900	417,997
August 2010	0	0.0	24	49.0	13	26.5	8	16.3	4	8.2	49	376,685	397,275
Year-to-date 2011	1	0.6	17	10.5	50	30.9	83	51.2	11	6.8	162	430,400	430,265
Year-to-date 2010	23	7.6	106	35.1	93	30.8	52	17.2	28	9.3	302	390,400	396,033
Goulbourn													
August 2011	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
August 2010	0	0.0	1	12.5	1	12.5	2	25.0	4	50.0	8	--	--
Year-to-date 2011	0	0.0	4	2.7	36	24.2	63	42.3	46	30.9	149	449,900	483,277
Year-to-date 2010	5	3.1	19	11.8	42	26.1	68	42.2	27	16.8	161	430,649	444,879

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
Year-to-date 2010	6	12.2	14	28.6	6	12.2	6	12.2	17	34.7	49	399,990	448,529
Rideau													
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	41.7	7	58.3	12	692,500	686,854
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Osgoode													
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
August 2010	0	0.0	2	40.0	0	0.0	2	40.0	1	20.0	5	--	--
Year-to-date 2011	0	0.0	2	5.4	5	13.5	9	24.3	21	56.8	37	577,400	625,378
Year-to-date 2010	0	0.0	2	12.5	1	6.3	5	31.3	8	50.0	16	504,950	581,975
Clarence-Rockland City													
August 2011	3	42.9	3	42.9	1	14.3	0	0.0	0	0.0	7	--	--
August 2010	7	63.6	4	36.4	0	0.0	0	0.0	0	0.0	11	286,000	289,446
Year-to-date 2011	37	51.4	24	33.3	10	13.9	1	1.4	0	0.0	72	299,900	314,895
Year-to-date 2010	52	55.9	32	34.4	9	9.7	0	0.0	0	0.0	93	289,900	298,836
Russell Township													
August 2011	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
August 2010	0	0.0	9	90.0	1	10.0	0	0.0	0	0.0	10	363,890	365,693
Year-to-date 2011	1	7.7	9	69.2	3	23.1	0	0.0	0	0.0	13	353,680	349,888
Year-to-date 2010	7	24.1	16	55.2	5	17.2	1	3.4	0	0.0	29	357,900	343,583
Ottawa-Gatineau CMA (Ontario portion)													
August 2011	3	2.3	12	9.0	31	23.3	40	30.1	47	35.3	133	442,900	505,934
August 2010	7	3.7	63	33.0	37	19.4	55	28.8	29	15.2	191	414,390	424,743
Year-to-date 2011	40	3.5	125	11.1	224	19.9	412	36.6	326	28.9	1,127	456,000	477,528
Year-to-date 2010	131	8.3	401	25.5	342	21.8	412	26.2	286	18.2	1,572	413,700	424,335

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2011

Submarket	Aug 2011	Aug 2010	% Change	YTD 2011	YTD 2010	% Change
Ottawa City	518,263	436,971	18.6	490,358	434,000	13.0
Ottawa, Vanier, Rockcliffe	735,258	508,810	44.5	684,650	599,905	14.1
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	466,060	431,024	8.1	456,995	418,379	9.2
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	599,876	469,456	27.8	488,233	461,646	5.8
Kanata	489,495	418,940	16.8	505,379	430,356	17.4
Cumberland	417,997	397,275	5.2	430,265	396,033	8.6
Goulbourn	--	--	n/a	483,277	444,879	8.6
West Carleton	--	--	n/a	--	448,529	n/a
Rideau	--	--	n/a	686,854	--	n/a
Osgoode	--	--	n/a	625,378	581,975	7.5
Clarence-Rockland City	--	289,446	n/a	314,895	298,836	5.4
Russell Township	--	365,693	n/a	349,888	343,583	1.8
Ottawa-Gatineau CMA (Ontario Portion)	505,934	424,743	19.1	477,528	424,335	12.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
August 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	725	35.5	1,325	1,491	1,892	70.0	323,762	11.3	333,252
	February	1,132	41.9	1,361	1,982	2,055	66.2	318,894	16.4	323,562
	March	1,516	29.6	1,378	2,741	2,107	65.4	330,906	14.9	325,334
	April	1,854	15.3	1,402	3,049	2,230	62.9	333,854	11.8	311,564
	May	1,713	-13.9	974	2,823	2,077	46.9	334,360	6.8	387,403
	June	1,633	-14.6	1,155	2,700	2,209	52.3	328,238	6.6	313,126
	July	1,159	-27.1	986	1,962	1,996	49.4	322,342	7.2	325,996
	August	1,130	-7.9	1,117	1,879	1,931	57.8	322,281	2.3	318,032
	September	1,084	-11.9	1,157	2,113	2,071	55.9	324,841	6.3	321,852
	October	1,056	-13.7	1,218	1,876	2,191	55.6	341,517	6.5	334,799
	November	953	1.8	1,264	1,668	2,191	57.7	325,150	3.5	333,082
	December	631	-10.4	1,249	777	2,109	59.2	325,031	4.3	325,631
2011	January	687	-5.2	1,243	1,699	2,088	59.5	329,640	1.8	333,461
	February	942	-16.8	1,174	1,887	2,005	58.6	337,797	5.9	329,173
	March	1,247	-17.7	1,147	2,704	2,094	54.8	347,642	5.1	343,112
	April	1,549	-16.5	1,114	2,832	2,068	53.9	352,029	5.4	350,051
	May	1,667	-2.7	1,113	2,831	2,039	54.6	353,046	5.6	349,277
	June	1,724	5.6	1,192	2,742	2,191	54.4	354,524	8.0	348,037
	July	1,337	15.4	1,200	2,266	2,324	51.6	342,925	6.4	349,519
	August	1,349	19.4	1,264	2,294	2,250	56.2	339,415	5.3	349,357
	September									
	October									
	November									
	December									
	Q2 2010	5,200	-5.6		8,572			332,257	8.2	
	Q2 2011	4,940	-5.0		8,405			353,243	6.3	
	YTD 2010	10,862	0.3		18,627			328,013	8.7	
	YTD 2011	10,502	-3.3		19,255			346,559	5.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2011

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	107.2	114.4	508	6.1	71.6	987
	February	604	3.60	5.39	108.0	115.1	511	6.3	72.0	979
	March	631	3.60	5.85	108.4	115.3	514	6.2	72.3	965
	April	655	3.80	6.25	109.1	115.8	516	6.3	72.5	969
	May	639	3.70	5.99	109.3	116.4	522	6.1	73.2	977
	June	633	3.60	5.89	109.8	116.1	527	6.2	73.8	986
	July	627	3.50	5.79	109.8	117.2	527	6.5	73.9	988
	August	604	3.30	5.39	109.7	117.1	522	6.9	73.4	994
	September	604	3.30	5.39	109.7	117.3	518	7.2	73.0	1,002
	October	598	3.20	5.29	109.9	117.9	519	6.8	72.8	1,005
	November	607	3.35	5.44	111.7	118.1	519	6.8	72.7	999
	December	592	3.35	5.19	111.6	118.1	518	6.7	72.2	1,014
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.8	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.7	71.8	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.5	72.2	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.3	72.2	1,024
	May	616	3.70	5.59	112.3	121.0	524	5.9	72.0	1,018
	June	604	3.50	5.39	112.6	120.2	525	5.6	71.8	1,009
	July	604	3.50	5.39	112.7	120.4	523	5.3	71.2	1,002
	August	604	3.50	5.39		120.5	523	4.9	70.8	996
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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